

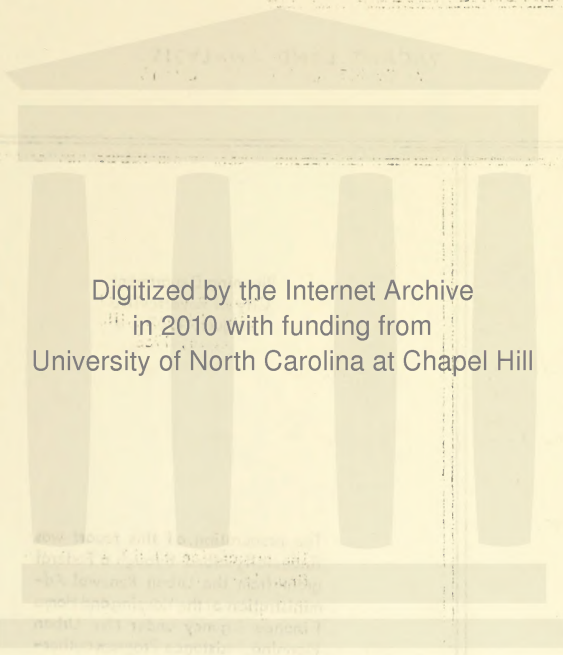
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Technical Memorandum No. 3

VACANT LAND ANALYSIS

Planning Department
City of Fayetteville
August, 1963

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I. INTRODUCTION

Purpose

The purpose of this memorandum is to provide information on the extent of vacant land that is capable for urban development within the planning area. This information will aid in formulating plans for land use and community facilities.

Scope

The method used to derive this information was a study of the topographic maps (1 inch = 100 feet) that were available for the planning area. All the land on the available topographic maps was classified into one of five basic categories: (1) swampy land; (2) land in depressions; (3) water bodies; (4) land with slopes of 15 per cent or greater; and (5) all other land. Table 1 summarizes these data by planning district. This information was plotted on a map which was presented as Plate 2, page 11, in the Planning Department's report Existing Land Use, June, 1963.

Vacant Land capabilities were derived by subtracting the amount of developed land in each category from the total amount of land in each category. Table 2 summarizes these data.

Water bodies and swampy land cannot be generally developed for urban uses. Therefore, the amount of developable land would be the total vacant land less the vacant land in water bodies and swampy land.

Depressions can generally be developed only after proper drainage is provided. The figures on the amount of land in depressions presented in this memorandum are intended as a guide to the magnitude of this problem in various parts of the planning area.

Land on slopes of 15 per cent or greater in the Fayetteville area can also generally be developed if lot sizes are made large enough. For this reason, the amount of land on such slopes is also provided.

II. VACANT LAND ANALYSIS

Swampy Land

The topographic analysis revealed that a total of approximately 730 acres within the planning area were in a swampy condition, and thus were not generally suitable for urban development. About 630 acres of vacant land were swampy, (this was 2 per cent of all the vacant land). Much of the developed land that was classified as swampy was in publicly-owned land on watersheds and elsewhere.

Water Bodies

Water bodies within the planning area (not including the Cape Fear River) covered a total of about 580 acres. About 520 acres of vacant land were in water bodies, again not suitable for urban development. (This represented 1.6 per cent of all the vacant land.)

Depressions

About 280 acres within the planning area were contained within depressions without adequate natural drainage. These areas can be developed; but to do so, they must be provided with adequate storm drainage facilities. Otherwise, each rain might bring with it a small flood within these areas. Nearly 210 acres of this land were vacant. This was .7 per cent of all the vacant land.

15 Per Cent Slope

Land on steep slopes requires special treatment if it is to be developed soundly. Generally speaking, larger-than-average lot sizes must be provided and cutting of streets presents special problems.

There are about 2,020 acres of land that had slopes of 15 per cent or greater. Of this total, nearly 1,430 acres were vacant. (This represented 4.5 per cent of all the vacant land.)

Developable Vacant Land

Developable vacant land represents all the land in the planning area not classified as developed in the 1960 land use survey, less the vacant swampy land and water bodies. There were approximately 30,740 acres of developable vacant land within the planning area in 1960.

II. VACANT LAND ANALYSIS

Swampy Land

The topographic analysis revealed that a total of approximately 750 acres within the planning area were in a swampy condition, and thus were not generally suitable for urban development. About 630 acres of vacant land were swampy (this was 2 per cent of all the vacant land). Much of the developed land that was classified as swampy was in publicly-owned land or waterbeds and sloughs.

Water Bodies

Water bodies within the planning area (not including the Cape Fear River) covered a total of about 580 acres. About 220 acres of vacant land were in water bodies, again not suitable for urban development. (This represented 3.6 per cent of all the vacant land.)

Geoprospect

About 230 acres within the planning area were contained within depressions without adequate natural drainage. These areas can be developed, but to do so, they must be provided with adequate storm drainage facilities. Otherwise, such rain might bring with it a small flood within these areas. Nearly 210 acres of this land were vacant. This was 3 per cent of all the vacant land.

15 Per Cent Slope

Land on steep slopes requires special treatment if it is to be developed soundly. Generally speaking, larger-than-average lot sizes must be provided and cutting of streets presents special problems.

There are about 5,820 acres of land that had slopes of 15 per cent or greater. Of this total, nearly 1,430 acres were vacant. (This represented 4.3 per cent of all the vacant land.)

Developable Vacant Land

Developable vacant land represents all the land in the planning area not classified as developed in the 1950 land use survey, less the vacant swampy land and water bodies. There were approximately 30,740 acres of developable vacant land within the planning area in 1960.

If this developable vacant land were to develop at the overall density (15.8 acres per 100 persons) of development prevalent in the planning area in 1960, nearly 200,000 additional persons could reside within the planning area (bringing the total population to nearly 280,000 persons).

III. SUMMARY AND CONCLUSIONS

The developable vacant land within the planning area could support a population over three times larger than its 1960 population. A larger urban population growth brings a soaring demand for public services (for example: schools, hospitals, recreation outlets, thoroughfare systems, police protection, fire protection, water supply, and sewage disposal). Studied population trends indicate that the population within the planning area could very well double by 1980.

The data provided in this study will be used by the Planning Board and Planning Department to help estimate localized demands for public services with greater confidence, and aid in formulating a land use plan for the community.

including the total population is nearly 300,000, or about 100,000 additional persons could reside within the planning area. (12.8 acres per 100 persons) of development would be required (1980). If this developable vacant land were to have the same density

1997-1998

1. The first of these is the fact that the majority of the population of the United States is now living in urban areas. This is a result of the process of urbanization, which has been going on since the beginning of the 20th century. The process of urbanization is the movement of people from rural areas to urban areas. This is done for a variety of reasons, including the search for better living conditions, the desire for education, and the need for employment. The process of urbanization has led to the growth of large cities and the decline of small towns. This has had a significant impact on the way we live and work. For example, it has led to the development of new technologies and industries, and it has changed the way we think and behave. The process of urbanization is still going on, and it is likely to continue for many years to come. This means that we need to be prepared for the challenges that it will bring. One of the main challenges is the need to provide housing and services for the growing urban population. This is a task that requires a lot of planning and resources. Another challenge is the need to manage the environment in urban areas. This is a task that requires a lot of knowledge and skill. The process of urbanization is a complex one, and it is one that we need to understand if we are to live and work in the 21st century. It is a process that has shaped the world as we know it, and it is one that will continue to shape the world for many years to come. We need to be aware of the challenges that it brings, and we need to be prepared to meet them. Only then can we ensure that the process of urbanization is one that benefits all of us.

TABLE 1

TOPOGRAPHIC ANALYSIS

Planning District	Swampy Land	Water Bodies	Depression	15% Slope	Planning District	Swampy Land	Water Bodies	Depression	15% Slope
1	----	.5	5.0	38.5	21	22.7	18.7	7.0	336.3
2	23.9	6.4	.3	23.1	22	19.3	60.1	5.0	44.7
3	----	.8	2.0	28.9	23	16.7	11.6	.8	18.8
4	----	----	----	2.6	24	24.2	.3	6.2	85.1
5	----	2.0	----	14.2	25	55.8	67.2	3.5	44.3
6	6.8	16.7	----	24.6	26	20.8	41.0	2.5	60.5
7	6.0	7.9	----	24.5	27	.6	8.6	4.3	55.8
8	3.9	22.2	----	44.5	28	----	25.1	.9	54.0
9	----	.3	----	62.1	29	3.2	25.2	5.4	42.4
10	----	5.9	13.0	13.7	30	11.8	.9	31.2	17.5
11	6.0	19.0	22.8	23.2	31	14.4	2.6	12.3	65.4
12	6.4	25.5	1.4	80.8	32	25.0	3.3	33.4	11.8
13	----	----	10.6	----	33	16.2	1.9	3.0	27.9
14	----	----	.2	60.6	34	70.1	25.3	16.2	4.4
15	----	1.2	.3	14.6	35	30.4	2.1	1.2	45.3
16	----	2.0	----	12.1	36	21.5	1.7	12.1	37.9
17	2.5	3.3	4.2	13.8	37	122.6	59.9	51.1	51.4
18	----	3.2	----	11.7	38	122.6	43.2	14.5	272.8
19	16.2	15.9	2.5	62.5	39	30.6	38.8	4.3	46.1
20	----	39.7	.4	61.9	40	33.4	3.0	----	69.0
CBD	----	4.1	----	6.9	TOTAL	661.9	403.6	217.4	1391.9
TOTAL	71.7	176.6	62.7	624.8	GRAND TOTAL	733.6	580.2	280.1	2016.7

TABLE 2

VACANT LAND ANALYSIS
(ACRES)

Planning District	Total Vacant	Swampy Land	Water Bodies	Depression	15% Slope	Developable Vacant
1	273.6	-----	.5	2.7	28.9	273.1
2	259.3	23.9	6.4	-----	15.9	229.0
3	139.0	-----	.8	-----	17.3	138.2
4	122.0	-----	-----	-----	1.3	122.0
5	91.7	-----	2.0	-----	7.4	89.7
6	158.7	6.8	16.7	-----	10.1	135.2
7	129.1	6.0	7.9	-----	2.8	115.2
8	132.0	3.9	22.6	-----	13.6	105.5
9	194.1	-----	.3	-----	12.6	193.8
10	195.4	-----	5.9	9.6	.9	189.5
11	197.1	5.8	18.7	4.6	8.2	172.6
12	717.4	6.4	25.8	1.4	74.5	685.2
13	220.3	-----	-----	7.5	-----	220.3
14	88.7	-----	-----	-----	21.6	88.7
15	244.9	-----	1.2	-----	13.1	243.7
16	217.0	-----	-----	-----	6.9	217.0
17	383.6	1.3	3.3	4.0	10.0	379.0
18	47.0	-----	3.2	-----	1.7	43.8
19	153.2	1.5	15.9	.2	7.5	135.8
20	354.9	-----	34.7	.4	58.3	320.2
CBD	38.9	-----	4.1	-----	4.6	34.8
SUB-TOTAL	4357.9	55.6	170.0	30.4	317.2	4132.3

Line	Amount	Debit	Credit	Balance	Page	Year
1	100.00			100.00		
2	50.00			50.00		
3	25.00			25.00		
4	12.50			12.50		
5	6.25			6.25		
6	3.12			3.12		
7	1.56			1.56		
8	0.78			0.78		
9	0.39			0.39		
10	0.19			0.19		
11	0.09			0.09		
12	0.05			0.05		
13	0.02			0.02		
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98	0.00			0.00		
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100	0.00			0.00		

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TABLE 2 (CON'T)

VACANT LAND ANALYSIS
(ACRES)

Planning District	Total Vacant	Swampy Land	Water Bodies	Depression	15% Slope	Developable Vacant
21	937.1	16.9	15.9	.8	210.2	904.3
22	2657.1	19.3	60.0	6.0	44.5	2577.8
23	471.2	16.7	11.6	.8	18.4	442.9
24	929.0	24.2	.3	2.0	83.1	904.5
25	1327.5	3.0	5.0	3.5	20.0	1319.5
26	1250.6	5.7	5.0	2.5	20.0	1239.9
27	1200.8	.1	8.6	4.3	55.8	1192.1
28	988.1	-----	33.8	.9	52.0	954.3
29	1463.3	3.2	25.2	5.4	42.4	1434.9
30	610.2	11.8	.9	30.4	16.6	597.5
31	1019.7	14.1	2.6	12.8	64.1	1003.0
32	777.1	24.1	3.3	24.2	11.8	749.7
33	1196.8	16.2	1.9	5.0	25.8	1178.7
34	1824.6	70.1	25.3	15.4	4.4	1729.2
35	1248.8	29.6	1.2	-----	36.9	1218.0
36	1025.5	21.5	1.7	6.1	28.3	1002.3
37	3354.7	121.7	59.9	47.1	50.1	3173.1
38	2758.2	118.6	43.0	7.9	229.7	2596.6
39	1682.0	30.6	38.8	4.3	44.6	1612.6
40	806.3	24.3	1.8	-----	52.3	780.2
SUB-TOTAL	27528.6	571.7	345.8	179.4	1111.0	26611.1
GRAND TOTAL	31886.5	627.3	515.8	209.8	1428.2	30743.4

